

# SENIORS' HOUSING REPORT

## Canada Highlights

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2012

### Highlights

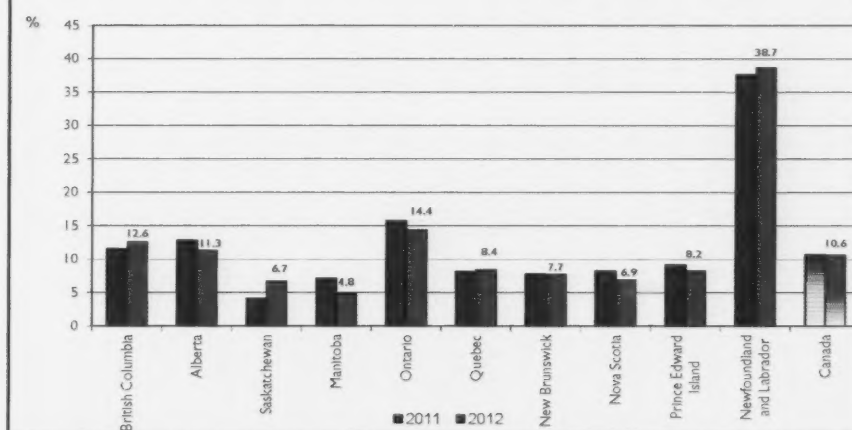
- Across the country, 204,496 spaces were on the market in 2012, of which the vast majority (81.8 per cent), were standard spaces<sup>1</sup>.
- The vacancy rate of standard spaces in seniors' housing residences in Canada was relatively unchanged at 10.6 per cent in 2012, compared to 10.7 per cent in 2011.
- The average rent for bachelor units and private rooms, where at least one meal is included in the rent, was \$1,966 per month in 2012 across the country, compared to \$1,903 in 2011. Quebec posted the lowest average rent in 2012 at \$1,410, while Ontario posted the highest average rent at \$2,699.

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Figure 1

Vacancy Rates of Standard Spaces, Canada and Provinces, 2011 and 2012



Source: CMHC Seniors' Housing Survey

<sup>1</sup> A standard space is one that is occupied by a resident paying market rent and who does not receive heavy care (defined as 1.5 or more hours of care per day). A non-standard space is one in which the residents are receiving heavy care, spaces being used for respite and non-market spaces.

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## Universe

According to CMHC's 2012 National Seniors' Housing Survey, 202,091 seniors lived in the 2,586 residences surveyed in Canada. Across the country, 204,496 spaces were on the market, of which the vast majority (81.8 per cent), were standard spaces.

The capture rate, which is the percentage of the seniors' population aged 75 years and over that occupied a standard or non-standard space, reached 8.6 per cent in Canada. The capture rate was the highest in Quebec at 17.8 per cent while it was the lowest in Nova Scotia, at 1.7 per cent in 2012.

## Vacancy rates

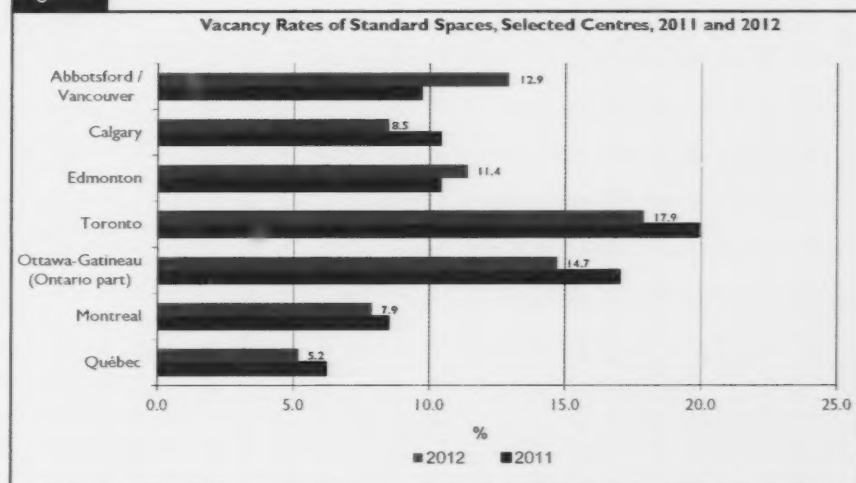
### Standard spaces posted a 10.6 per cent vacancy rate

The national vacancy rate for standard spaces in seniors' housing residences was 10.6 per cent in 2012, relatively unchanged from 10.7 per cent in 2011. The vacancy rate was highest in Newfoundland and Labrador (38.7 per cent) and lowest in Manitoba (4.8 per cent).

The vacancy rates for standard spaces in Ontario (14.4 per cent), British Columbia (12.6 per cent) and Alberta (11.3 per cent) were above the national average. The vacancy rates in Saskatchewan (6.7 per cent), Nova Scotia (6.9 per cent), New Brunswick (7.7 per cent), Prince Edward Island (8.2 per cent) and Quebec (8.4 per cent), were below the national average.

At the census metropolitan area (CMA) level, Windsor (22.8 per cent) and Kingston (18.8 per cent) recorded

Figure 2



Source: CMHC Seniors' Housing Survey

the largest proportion of vacant spaces. On the other hand, the lowest vacancy rates were posted in Greater Sudbury (1.8 per cent) and Kitchener (4 per cent).

Canada's seven largest CMAs registered vacancy rates that fell between this range. As Figure 2 illustrates, Québec recorded the lowest vacancy rate among this group (5.2 per cent), followed by Montreal (7.9 per cent), and Calgary (8.5 per cent), while Edmonton (11.4 per cent), Abbotsford/Vancouver (12.9 per cent), Ottawa-Gatineau (Ontario part) (14.7 per cent) and Toronto (17.9 per cent) were the four largest CMAs to see vacancy rates above the national average.

Vacancy rates for seniors' residences are typically higher than the vacancy rate posted in the traditional rental market, a result of higher rents and more frequent turn-over.

### Vacancy rates were lower in non-standard spaces

In 2012, the vacancy rates in non-standard spaces were lower than in standard spaces. Across the country, non-standard spaces posted an average vacancy rate of 3.1 per cent in 2012, up from 2.7 per cent in 2011.

The lower vacancy rate can be attributed to the nature of those spaces. Non-market spaces are typically fully occupied while heavy care spaces are sometimes temporarily used<sup>2</sup>. This type of unit would then be changed to a standard space when vacated.

Overall, the vacancy rate for all standard and non-standard spaces decreased to 9.5 per cent in 2012, from 9.7 per cent last year.

<sup>2</sup>A non-market space is one where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized. A heavy care space is one where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents. Heavy care space estimates for occupied spaces only include those where the resident is required to pay for a high level of care.

## Average Rents

### Rents were highest in Ontario and lowest in Quebec

The average rent for a bachelor unit or a private room, where at least one meal is included in the rent, was \$1,966 per month in 2012, compared to \$1,903 in 2011.

Quebec posted the lowest average rent at \$1,410, while Ontario posted the highest average rent at \$2,699.

At the CMA level, Saguenay posted the lowest monthly rent at \$1,150. Toronto was the most expensive CMA at an average monthly rent of \$3,131 to rent a bachelor unit or private room.

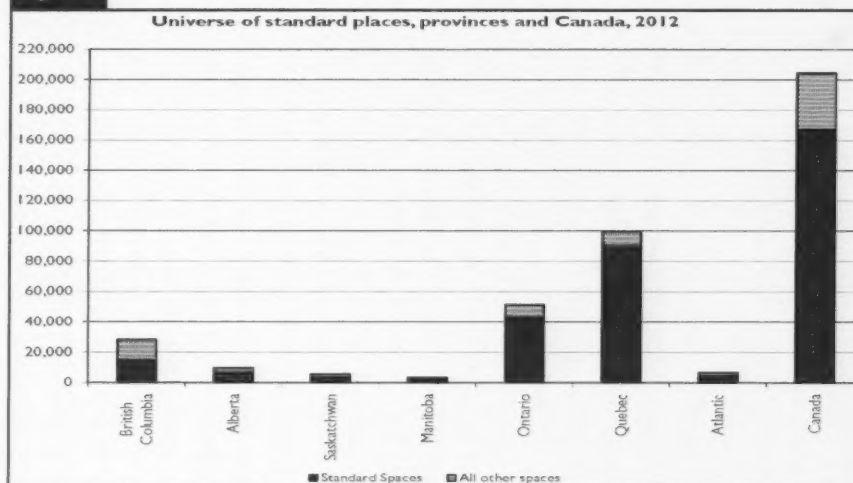
Given the additional amenities and services provided in most residences, rents are typically higher in seniors' residences than in the conventional rental market. Rents are directly influenced by the type of service offered. For example, for units offering heavy care services, the average rent was \$3,378 in 2012, down from \$3,530 in 2011. The national average decline reflected lower rents in Quebec, which continued to be the most affordable province (\$2,323). All other provinces saw rent increases in 2012. The most expensive province in 2012 was British Columbia (\$5,525).

### Rent Distribution

In Canada, over a third (35.5 per cent) of standard spaces were rented for less than \$1,500 a month, while 31 per cent of the spaces were rented for \$2,500 or more a month.

The lower overall rents in Quebec have a direct impact on the rent distribution. A majority (60.6 per cent) of the units on the market posted an average rent of less than \$1,500 per month, while 5.3 per cent

Figure 3



Source: CMHC Seniors' Housing Survey

of the spaces in seniors' residences in that province posted an average rent of \$2,500 or more per month. In contrast, in Ontario, 2.8 per cent of the spaces rented for less than \$1,500 per month, while 69.8 per cent of units had a rent of \$2,500 or more per month.

### Unit types: Regional differences

Across Canada, more than half (53.7 per cent) of the seniors' spaces were semi-private, ward, bachelor units and private rooms. Prince Edward Island (89.3 per cent) had the largest proportion of this type of seniors' housing, followed by Ontario (65.6 per cent), Quebec (54.1 per cent), Newfoundland and Labrador (53.4 per cent), Saskatchewan (53.1 per cent), British Columbia (43.9 per cent), Alberta (38 per cent), Nova Scotia (24.4 per cent), New Brunswick (17.5 per cent) and Manitoba (11.8 per cent). The rest of the units available were "one-bedroom plus" units.

### Wide range of services and amenities available

In order to appeal to the evolving demands of today's seniors, residences are offering a wide variety of services and amenities. In addition, meal plans have become popular and can be considered as a standard option of seniors' residences.

The most popular amenities offered to seniors in some residences are a 24-hour call bell service (92.9 per cent), transportation (46.6 per cent), an on-site nurse service (46 per cent), and exercise facilities (42.4 per cent). Movie rooms (25.2 per cent), an on-site pharmacy (14 per cent) and a swimming pool (10.4 per cent) were the rarer amenities.

Proportion (%) of Structures with Access to Selected Amenities	
24-hour Call Bell	92.9
Transportation	46.6
Nurse on site	46
Exercise Facilities	42.4
Movie Theatre	25.2
Pharmacy	14
Swimming Pool	10.4

1.1 Vacancy Rates (%) and Universe for Provinces and Selected Major Centres											
	Vacancy Rate						Universe				
	Standard Spaces		All Other Spaces		Total		Standard Spaces	Non-Standard Spaces	Unknown Spaces	Total	
	2011	2012	2011	2012	2011	2012					
Newfoundland and Labrador	37.6 a	38.7 a	4.0 a	0.2 a	18.5 a	17.0 a	1,028	1,328	55	2,411	
Prince Edward Island	9.1 b	8.2 a	1.8 c	3.4 a	6.9 b	7.4 a	960	203	—	1,163	
Nova Scotia	8.2 a	6.9 a	10.8 c	33.2 a	8.7 a	7.2 a	1,165	15	9	1,189	
New Brunswick	7.8 a	7.7 a	0.4 a	5.4 c	6.8 a	7.3 a	1,243	274	535	2,052	
Montreal CMA	8.5 a	7.9 a	4.6 a	11.6 a	8.3 a	8.1 a	37,961	2,682	1,731	42,374	
Ottawa - Gatineau CMA (Que. part)	19.3 a	17.7 a	0.8 a	4.7 b	18.5 a	16.8 a	2,843	216	69	3,128	
Québec CMA	6.2 a	5.2 a	6.6 a	1.9 a	6.2 a	5.0 a	11,338	936	—	12,274	
Saguenay CMA	4.6 a	15.6 a	++	5.4 a	4.4 a	15.0 a	2,337	129	—	2,466	
Sherbrooke CMA	7.0 a	9.8 a	0.0 a	5.5 a	6.9 a	9.6 a	3,592	199	11	3,802	
Trois Rivières CMA	6.6 a	12.8 a	++	4.9 a	6.5 a	12.4 a	3,090	142	—	3,232	
Quebec	8.1 a	8.4 a	4.2 a	7.5 a	8.0 a	8.3 a	90,722	6,288	2,555	99,565	
Barrie CMA	18.7 a	10.5 a	++	++	16.5 a	9.3 a	766	95	—	861	
Brantford CMA	9.8 a	6.5 a	0.0 a	0.0 a	8.6 a	6.0 a	660	54	—	714	
Guelph CMA	10.9 c	7.0 a	5.2 d	1.7 a	10.2 c	6.4 a	891	117	—	1,008	
Hamilton CMA	11.0 a	9.9 a	1.1 a	3.8 b	10.5 a	9.7 a	2,732	132	54	2,918	
Kingston CMA	25.5 a	18.8 a	0.0 a	6.9 b	24.8 a	18.6 a	760	14	66	840	
Kitchener-Cambridge-Waterloo CMA	9.2 a	4.0 a	6.9 b	0.0 a	9.1 a	3.8 a	2,046	83	—	2,129	
London CMA	16.9 a	15.5 a	++	26.3 a	16.7 a	15.7 a	1,896	38	57	1,991	
St. Catharines-Niagara CMA	16.7 a	15.1 a	++	2.7 c	16.2 a	14.6 a	1,759	76	298	2,133	
Oshawa CMA	16.9 a	17.8 a	++	6.5 b	16.6 a	17.1 a	1,285	93	—	1,378	
Ottawa - Gatineau CMA (Ont. part)	17.0 a	14.7 a	3.6 b	3.1 c	15.7 a	13.8 a	5,441	451	1,049	6,941	
Peterborough CMA	10.4 c	7.7 c	++	**	9.5 b	7.6 c	505	11	500	1,016	
Greater Sudbury CMA/Grand Sudbury CMA	3.1 b	1.8 a	**	**	3.1 b	1.8 a	656	3	—	659	
Thunder Bay CMA	**	**	**	**	**	**	272	2	82	356	
Toronto CMA	19.9 a	17.9 a	4.5 b	3.2 b	19.1 a	17.1 a	11,102	683	1,654	13,439	
Windsor CMA	18.0 a	22.8 a	++	++	17.2 a	21.3 a	1,403	97	98	1,598	
Ontario	15.7 a	14.4 a	3.4 a	2.9 a	15.0 a	13.8 a	43,061	2,635	5,620	51,316	
Manitoba	7.1 a	4.8 a	0.5 a	0.0 a	6.7 a	4.5 a	3,215	205	53	3,473	
Regina CMA	2.3 a	4.1 a	0.0 a	0.0 a	1.8 a	3.2 a	903	240	—	1,143	
Saskatoon CMA	4.6 a	7.1 a	0.1 a	0.4 a	3.0 a	4.3 a	1,400	1,047	164	2,611	
Saskatchewan	4.1 a	6.7 a	2.0 a	1.2 a	3.6 a	5.1 a	3,782	1,536	213	5,531	
Calgary CMA	10.4 a	8.5 a	3.7 a	2.1 a	9.1 a	7.3 a	2,664	608	—	3,272	
Edmonton CMA	10.4 a	11.4 a	1.3 a	1.2 a	7.7 a	7.4 a	2,481	1,546	72	4,099	
Alberta	12.8 a	11.3 a	2.9 a	3.0 a	10.4 a	8.9 a	6,824	2,809	82	9,715	
Kelowna CMA	10.0 a	8.1 a	0.6 a	0.7 a	6.8 a	5.7 a	1,473	731	13	2,217	
Abbotsford-Mission CMA/Vancouver CMA	9.7 a	12.9 a	1.9 a	1.7 a	5.9 a	7.7 a	6,336	5,415	6	11,757	
Victoria CMA	11.5 a	12.8 a	1.8 a	0.9 a	7.8 a	8.2 a	2,295	1,437	—	3,732	
British Columbia	11.5 a	12.6 a	1.9 a	1.4 a	7.1 a	7.6 a	15,369	12,693	19	28,081	
Canada	10.7 a	10.6 a	2.7 a	3.1 a	9.7 a	9.5 a	167,369	27,986	9,141	204,496	

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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**1.2 Number of Units and Proportion of Overall Universe  
for Bachelor Units and Private Rooms<sup>1</sup> where Meals are included in Rent<sup>2</sup>  
Provinces and Selected Major Centres**

	Vacancy Rate		Average Rent		Number of Units <sup>3</sup>	Proportion of Overall Universe
	2011	2012	2011	2012		
Newfoundland and Labrador	68.6 a	76.8 a	1,758 a	1,785 a	422 a	17.5%
Prince Edward Island	9.8 b	8.9 a	2,105 a	2,405 a	817 a	70.2%
Nova Scotia	9.2 a	7.8 a	2,287 a	2,383 a	284 a	23.9%
New Brunswick	8.1 a	9.7 b	1,955 a	2,240 a	237 b	11.5%
Montreal CMA	13.1 a	11.3 a	1,591 a	1,603 a	12,670 a	29.9%
Ottawa - Gatineau CMA (Que. part)	16.6 a	15.7 a	1,665 a	1,671 a	1,002 a	32.0%
Québec CMA	5.5 a	6.2 a	1,555 a	1,552 a	4,255 a	34.7%
Saguenay CMA	5.0 a	8.9 a	1,203 a	1,150 a	1,094 a	44.4%
Sherbrooke CMA	6.5 a	12.7 a	1,220 a	1,197 a	1,559 a	41.0%
Trois Rivières CMA	5.2 a	9.8 a	1,218 a	1,313 a	1,452 a	44.9%
Quebec	9.5 a	9.6 a	1,398 a	1,410 a	42,148 a	42.3%
Barrie CMA	18.7 d	12.1 a	2,490 a	2,534 a	562 a	64.8%
Brantford CMA	11.7 a	7.6 a	2,265 a	2,406 a	542 a	75.9%
Guelph CMA	11.7 c	9.8 a	2,806 a	2,811 a	614 a	60.7%
Hamilton CMA	13.2 a	11.3 a	2,631 a	2,758 a	2,018 a	66.5%
Kingston CMA	22.4 a	19.3 d	2,695 a	2,910 a	360 a	44.7%
Kitchener-Cambridge-Waterloo CMA	10.5 a	5.0 a	2,673 a	2,681 a	1,489 a	69.9%
London CMA	17.5 a	12.6 a	2,800 a	2,797 a	855 a	43.5%
St. Catharines-Niagara CMA	16.9 a	15.8 a	2,321 a	2,445 a	1,290 a	62.4%
Oshawa CMA	15.8 d	18.7 a	2,742 a	2,896 a	753 a	51.9%
Ottawa - Gatineau CMA (Ont. part)	17.0 a	14.6 a	2,864 a	2,953 a	4,324 a	62.5%
Peterborough CMA	10.6 c	7.1 c	2,811 a	2,943 a	636 a	65.9%
Greater Sudbury CMA/Grand Sudbury CMA	3.8 b	2.4 a	2,271 a	2,273 a	495 a	75.1%
Thunder Bay CMA	**	**	**	**	**	**
Toronto CMA	18.6 a	17.8 a	3,028 a	3,131 a	6,787 a	50.4%
Windsor CMA	20.9 a	23.0 a	2,548 a	2,408 a	790 a	49.4%
Ontario	15.1 a	14.0 a	2,624 a	2,699 a	31,134 a	60.7%
Manitoba	5.6 a	7.5 a	1,647 a	1,730 a	214 a	6.2%
Regina CMA	3.0 a	4.2 a	2,741 a	2,796 a	495 a	43.3%
Saskatoon CMA	9.3 a	7.5 a	2,273 a	2,380 a	671 a	25.7%
Saskatchewan	5.4 a	6.8 a	2,174 a	2,253 a	2,324 a	42.0%
Calgary CMA	8.8 a	6.6 a	2,379 a	2,435 a	921 a	28.1%
Edmonton CMA	12.2 a	11.9 a	2,086 a	2,109 a	350 a	8.5%
Alberta	12.9 a	11.1 a	2,178 a	2,210 a	1,716 a	17.7%
Kelowna CMA	9.5 a	12.3 a	1,708 a	1,754 a	245 a	11.1%
Abbotsford-Mission CMA/Vancouver CMA	12.8 a	18.4 a	2,090 a	2,240 a	1,420 a	12.1%
Victoria CMA	16.1 a	17.1 a	2,222 a	2,184 a	427 a	11.4%
British Columbia	13.5 a	16.0 a	1,977 a	1,991 a	3,378 a	12.0%
Canada	12.0 a	11.8 a	1,903 a	1,966 a	82,674 a	40.4%

<sup>1</sup>These include single-occupancy room and board Units in Quebec

<sup>2</sup>At least one meal must be included in the typical rent charged for the majority of units

<sup>3</sup>Weighted number of units based on survey responses

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Suppressed to protect confidentiality    ++ Not statistically reliable    – No units exist in universe for this category

**1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces  
for Selected Provinces<sup>1</sup>**

	Vacancy Rate <sup>2</sup>		Average Rent <sup>2</sup>	
	2011	2012	2011	2012
Quebec	2.8 a	10.4 a	2,621 a	2,323 a
Ontario	4.7 b	1.9 a	4,182 a	4,439 a
Manitoba	***	---	***	---
Saskatchewan	11.4 a	0.0 c	2,294 a	3,725 a
Alberta	9.9 a	6.3 a	3,200 a	3,360 a
British Columbia	12.1 a	8.2 a	5,290 a	5,525 a
<b>Canada</b>	<b>6.1 a</b>	<b>8.4 a</b>	<b>3,530 a</b>	<b>3,378 a</b>

<sup>1</sup> The low number of heavy care spaces in the Atlantic Region precludes the publication of data in that region for reasons of confidentiality.

<sup>2</sup> Non-market heavy care units are excluded from Vacancy Rate and Average Rents, but are included in number of heavy care spaces.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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**2.1 Universe of Total Spaces  
for Provinces and Selected Major Centres by Unit Type**

	Standard Units		Non-Standard Units		Unknown Units		Total
	Semi-private, Ward, Bachelor Units and Private Rooms <sup>1</sup>	One-bedroom plus <sup>2</sup>	Semi-private, Ward, Bachelor Units and Private Rooms <sup>1</sup>	One-bedroom plus <sup>2</sup>	Semi-private, Ward, Bachelor Units and Private Rooms <sup>1</sup>	One-bedroom plus <sup>2</sup>	
Newfoundland and Labrador	424	604	825	503	39	16	2,411
Prince Edward Island	835	125	203	--	--	--	1,163
Nova Scotia	282	883	8	7	--	9	1,189
New Brunswick	208	1,035	57	217	94	441	2,052
Montreal CMA	15,319	22,642	2,522	160	947	784	42,374
Ottawa - Gatineau CMA (Que. part)	1,149	1,694	216	--	69	--	3,128
Québec CMA	4,705	6,633	904	32	--	--	12,274
Saguenay CMA	1,211	1,126	123	6	--	--	2,466
Sherbrooke CMA	1,989	1,603	177	22	11	--	3,802
Trois Rivières CMA	1,717	1,373	129	13	--	--	3,232
Quebec	46,171	44,551	5,969	319	1,709	846	99,565
Barrie CMA	564	202	95	--	--	--	861
Brantford CMA	544	116	54	--	--	--	714
Guelph CMA	610	281	117	--	--	--	1,008
Hamilton CMA	1,929	803	128	4	51	3	2,918
Kingston CMA	332	428	11	3	62	4	840
Kitchener-Cambridge-Waterloo CMA	1,489	557	81	2	--	--	2,129
London CMA	832	1,064	29	9	57	--	1,991
St. Catharines-Niagara CMA	1,155	604	56	20	272	26	2,133
Oshawa CMA	715	570	82	11	--	--	1,378
Ottawa - Gatineau CMA (Ont. part)	3,703	1,738	427	24	526	523	6,941
Peterborough CMA	340	165	11	--	237	263	1,016
Greater Sudbury CMA/Grand Sudbury CMA	495	161	3	--	--	--	659
Thunder Bay CMA	79	193	2	--	66	16	356
Toronto CMA	5,972	5,130	586	97	754	900	13,439
Windsor CMA	738	665	75	22	81	17	1,598
Ontario	27,780	15,281	2,405	230	3,495	2,125	51,316
Manitoba	214	3,001	195	10	--	53	3,473
Regina CMA	495	408	177	63	--	--	1,143
Saskatoon CMA	635	765	217	830	66	98	2,611
Saskatchewan	2,256	1,526	598	938	82	131	5,531
Calgary CMA	921	1,743	582	26	--	--	3,272
Edmonton CMA	468	2,013	718	828	--	72	4,099
Alberta	1,837	4,987	1,840	969	10	72	9,715
Abbotsford-Mission CMA	54	547	586	182	--	--	1,369
Kelowna CMA	244	1,229	540	191	13	--	2,217
Vancouver CMA	1,365	4,370	3,293	1,354	--	6	10,388
Victoria CMA	427	1,868	917	520	--	--	3,732
British Columbia	3,376	11,993	8,944	3,749	13	6	28,081
Canada	83,383	83,986	21,044	6,942	5,442	3,699	204,496

<sup>1</sup> For Quebec, figures include single-occupancy room and board units, and bachelor units with kitchens.

<sup>2</sup> In Quebec, these spaces have full kitchens. In other provinces these unit types typically do not have full kitchens.

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2.2 Universe of Standard Spaces for Provinces and Selected Major Centres by Rent Range				
	less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 or more
	% of Total	% of Total	% of Total	% of Total
Newfoundland and Labrador	**	62.1	29.6	7.3
Prince Edward Island	**	44.6	22.8	29.3
Nova Scotia	18.8	17.2	14.4	49.7
New Brunswick	45.6	1.9	16.9	35.6
Montreal CMA	55.0	29.0	7.2	8.9
Ottawa - Gatineau CMA (Que. part)	21.5	54.6	16.1	7.8
Québec CMA	44.8	38.0	8.6	8.6
Saguenay CMA	68.6	30.2	1.2	—
Sherbrooke CMA	80.2	17.4	**	—
Trois Rivières CMA	70.8	17.8	10.6	**
Quebec	60.6	27.9	6.3	5.3
Barrie CMA	**	16.2	**	64.5
Brantford CMA	9.5	8.8	21.3	60.4
Guelph CMA	**	8.5	11.4	79.0
Hamilton CMA	**	9.5	18.7	71.5
Kingston CMA	—	**	8.6	89.9
Kitchener-Cambridge-Waterloo CMA	2.4	9.3	16.3	72.0
London CMA	—	5.1	15.4	79.5
St. Catharines-Niagara CMA	3.7	8.7	22.8	64.9
Oshawa CMA	**	**	12.1	86.0
Ottawa - Gatineau CMA (Ont. part)	1.8	6.0	13.1	79.1
Peterborough CMA	—	**	11.6	87.1
Greater Sudbury CMA/Grand Sudbury CMA	**	12.0	52.0	**
Thunder Bay CMA	—	**	**	**
Toronto CMA	2.0	3.9	10.0	84.1
Windsor CMA	**	18.4	16.9	64.4
Ontario	2.8	8.6	18.8	69.8
Manitoba	4.8	19.7	33.5	42.0
Regina CMA	—	11.7	12.6	75.7
Saskatoon CMA	12.5	14.7	22.2	50.5
Saskatchewan	9.5	21.3	23.2	45.9
Calgary CMA	**	10.4	13.8	75.4
Edmonton CMA	14.8	11.2	17.4	56.7
Alberta	7.7	12.6	19.8	59.9
Kelowna CMA	2.0	28.1	32.9	37.0
Abbotsford-Mission CMA/Vancouver CMA	6.1	12.4	13.6	67.9
Victoria CMA	3.1	4.9	23.4	68.6
British Columbia	7.7	14.6	22.2	55.5
Canada	35.5	20.8	12.8	31.0

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Suppressed to protect confidentiality    ++ Not statistically reliable    — No units exist in universe for this category



**2.3 Universe, Number of Spaces,  
Number of Residents living in Universe and Capture Rate  
by Province**

	Number of Residences	Number of Spaces	Number of Residents	Estimated Population Aged 75+ <sup>1,2</sup>	Capture Rate <sup>3</sup> (%)
Newfoundland and Labrador	50	2,411	2,002 a	34,000	5.9
Prince Edward Island	27	1,163	1,081 a	10,700	10.1
Nova Scotia	34	1,189	1,207 a	70,800	1.7
New Brunswick	33	2,052	++ a	56,000	++
Quebec	1,165	99,565	102,078 a	574,178	17.8
Ontario	671	51,316	47,245 a	906,980	5.2
Manitoba	31	3,473	3,753 a	86,400	4.3
Saskatchewan	154	5,531	5,692 a	79,600	7.2
Alberta	91	9,715	9,677 a	193,400	5.0
British Columbia	330	28,081	27,365 a	333,983	8.2
<b>Canada</b>	<b>2,586</b>	<b>204,496</b>	<b>202,091 a</b>	<b>2,346,041</b>	<b>8.6</b>

<sup>1</sup>Due to the different sources of population estimates, figures do not sum to the Canada total.

<sup>2</sup>Source: British Columbia: Current Population Estimates P.E.O.P.L.E. 35, BC Statistics

Canada, Alberta, Manitoba, Saskatchewan, Atlantic: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2005-2031, Scenario 3

Ontario: Sources: Statistics Canada estimates, 2010, and Ontario Ministry of Finance projections released Spring 2011. Reference scenario projection July 1, 2012.

Quebec: Statistics Canada, Census of Population 2011. Institut de la statistique du Québec, Perspectives démographiques du Québec et des régions, 2006-2056.

<sup>3</sup>The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Suppressed to protect confidentiality    ++ Not statistically reliable    -- No units exist in universe for this category

## Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2012 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2011
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey, therefore, all seniors' residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

## Definitions

**Space:** A space is a residential area that is rented out. Examples of spaces include: one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

**Standard Space:** A space where the resident does not receive high-level care (i.e., the resident receives less than 1.5 hours of care per day.) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

**Heavy Care Space:** A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

**Respite Space:** A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

**Non-market or Subsidy Space:** A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

**Rent:** Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

**Vacancy:** A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Capture Rate:** The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

**Acknowledgement**

The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

**Confidentiality**

All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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